AGENDA ITEM 4

DATE 11-06-08

Tempe

Minutes
Apache Boulevard Project Area Committee
September 8, 2008

Minutes of the Apache Boulevard Project Area Committee meeting held on September 8, 2008, from 4:00 – 5:30 p.m., at the City of Tempe Escalante Community Center.

Members Present:
Phil Amorosi
Jim Brewer
Charles Buss
Ray Devine
Martin Godusi
David Johnson (Proxy)
Jeff Hansen
Don Hoots
Irving/Esther Kozinets
Carol McDaniels
Kevin Olsen
Gretchen Reinhardt

Members Absent:
Ed Andrews
Pete DeMott
Pen Johnson
Chris McKee
Brian Martin
Bob Stafford
John Toliver

City Staff:
Heidi Graham – Community Development
Mike Anaya – Community Development

Other Staff:
Dawn Coomer, LRT

Guests Present (Presentation):
Dawn Coomer – LRT
Bill Swank – Twenty Four Seven Hotels

Other Guests:
Manjula Vaz, Gammage & Burnham

Meeting convened at 4:07 P.M.
Phil Amorosi called the meeting to order.

Agenda Item 1 - Consideration of Meeting Minutes

May 12, 2008 Meeting Minutes – Approved

Agenda Item 2 – Announcements/Questions

Phil Amorosi

- U-Haul did not show up at the council session – letter was sent upholding appeal by APAC.
- Amendments to the zoning code
    - Change in limit to timeframe where developer can meet with citizens (1 year).
    - Building behind a parcel reduced from 15 feet to 7 feet without a variance.
    - 6 foot (from 4 foot) fence allowed in front yard setback.
- Circulated draft document for APAC sunsetting.
- Last meeting – any ideas for special meeting (i.e., meeting at restaurant).

Heidi Graham

- The Station Area Plan will go the Transportation Commission on September 9 and in the evening a DRC study session will take place and it will be discussed. Meetings with individual council members will be held to discuss as well. The plan is to have it finalized by Dec. 2008.

Q&A/Comments – **What is the progress on the Apache ASL Trails Project?** – *It is moving forward. There have been some funding issues, but they are working through it.* **Are they still looking to acquire additional property?** – *It is still up in the air, but they expressed interest in the past at the idea of acquiring additional property.*

Agenda Item 3 – Dawn Coomer – Station Area Planning – Tempe South Corridor

- Study on impacts of different options.
- Identify project identified and operational by 2015.
- Competition with other urban areas for federal funding.

Agenda Item 4 – Development Update – The Element Hotel – 919 E. Apache Boulevard – Bill Swank

Phil Amorosi

- Read an article praising Element Hotel in Lexington, MA.

Bill Swank

- Former Sun Devil Disco Lounge location.
- Retail incorporated into the design.
- 5,500 sq. ft. retail.
- Emergency vehicle access gate on Spence Ave.
- 40% guests fly-in, 60% drive-in.
- 6 stories, EIFS exterior, concrete construction.
- LEED Certified building. All Starwood properties are green (per brand).
- 152 rooms, 1/3 king/ king studios.
- DRC is taking place 09/23, City Council 10/16, final hearing in November.
- Presenting to TABA next week.
- Motion made to approve the hotel – motion carries. Approval letter will be sent to Ryan Levesque in Development Services regarding the proposal.

Q&A/Comments – **Any ideas on who will move into the retail portion?** – *We have not gone out to market it yet.* **Is there a pool/restaurant?** – *Restaurant (breakfast only for the guests. There is a pool.*

The Committee's next meeting will be Monday, October 13th, 2008 at the Escalante Community Center – Brio/Bravo Rooms.
The following meeting is scheduled for Monday, November 10th, 2008 at the Escalante Community Center – Brio/Bravo Rooms.
Meeting Adjourned at 5:25 p.m.

Prepared by Mike Anaya

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Authorized Signature
Heidi Graham, Senior Planner